

1  
2 BILL NO. R-96-06-21  
3

4 DECLARATORY RESOLUTION NO. R-40-96  
5

6 A DECLARATORY RESOLUTION designating an  
7 "Economic Revitalization Area" under I.C. 6-  
8 1.1-12.1 for property commonly known as 1140  
9 Hayden Street, Fort Wayne, Indiana 46803  
10 (Ridgepak Corporation d/b/a Flashfold Carton,  
11 Inc.)

12  
13 WHEREAS, Petitioner has duly filed its petition dated June 4,  
14 1996 to have the following described property designated and  
15 declared an "Economic Revitalization Area" under Section 153.02 of  
16 the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as  
17 amended, and I.C. 6-1.1-12.1, to wit:

18 Attached hereto as "Exhibit A" as if a part herein;

19 and

20 WHEREAS, said project will retain 146 full-time permanent jobs  
21 and 12 part-time permanent jobs for a total current annual payroll  
22 of \$43,333,376, with the average annual job salary being \$27,426;  
23 and

24 WHEREAS, the total estimated project cost is \$9,000,000; and

25 WHEREAS, it appears the said petition should be processed to  
26 final determination in accordance with the provisions of said  
27 Division 6.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
29 CITY OF FORT WAYNE, INDIANA:

1                   **SECTION 1.** That, subject to the requirements of Section 6,  
2 below, the property hereinabove described is hereby designated and  
3 declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1.  
4 Said designation shall begin upon the effective date of the  
5 Confirming Resolution referred to in Section 6 of this Resolution  
6 and shall terminate on December 31, 2005.

7                   **SECTION 2.** That, upon adoption of the Resolution:

8                   (a) Said Resolution shall be filed with the Allen County  
9                   Assessor;

10                  (b) Said Resolution shall be referred to the Committee on  
11                  Finance and shall also be referred to the Department of  
12                  Economic Development requesting a recommendation from  
13                  said department concerning the advisability of  
14                  designating the above area an "Economic Revitalization  
15                  Area";

16                  (c) Common Council shall publish notice in accordance with  
17                  I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and  
18                  substance of this resolution and setting this designation  
19                  as an "Economic Revitalization Area" for public hearing;

20                  (d) If this Resolution involves an area that has already been  
21                  designated an allocation area under I.C. 36-7-14-39, then  
22                  the Resolution shall be referred to the Fort Wayne  
23                  Redevelopment Commission and said designation as an  
24                  "Economic Revitalization Area" shall not be finally  
25                  approved unless said Commission adopts a Resolution  
26                  approving the petition.

1                   **SECTION 3.** That, said designation of the hereinabove  
2 described property as an "Economic Revitalization Area" shall apply  
3 to both a deduction of the assessed value of real estate and  
4 personal property for new manufacturing equipment to be purchased  
5 or leased by Ridgepak Corporation.

6                   **SECTION 4.** That, the estimate of the number of individuals  
7 that will be employed or whose employment will be retained and the  
8 estimate of the annual salaries of those individuals and the  
9 estimate of the value of redevelopment or rehabilitation and the  
10 estimate of the value of new manufacturing equipment, all contained  
11 in Petitioner's Statement of Benefits, are reasonable and are  
12 benefits that can be reasonably expected to result from the  
13 proposed described redevelopment or rehabilitation and from the  
14 installation of new manufacturing equipment.

15                  **SECTION 5.** That, the current year approximate tax rates for  
16 taxing units within the City would be:

17                  (a) If the proposed development does not occur, the  
18                   approximate current year tax rates for this site would be  
19                   \$8.8982/\$100.

20                  (b) If the proposed development does occur and no deduction  
21                   is granted, the approximate current year tax rate for the  
22                   site would be \$8.8982/\$100 (the change would be  
23                   negligible).

24                  (c) If the proposed development occurs and a deduction  
25                   percentage of fifty percent (50%) is assumed, the  
26                   approximate current year tax rate for the site would be

27  
28  
29

$\$8.8982/\$100$  (the change would be negligible).

- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$8.8982/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$8.8982/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$8.8982/\$100 (the change would be negligible).

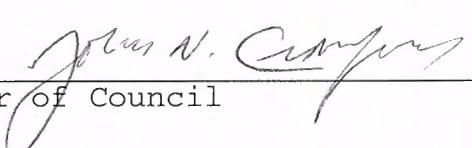
**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

**SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing equipment to be purchased or leased by Ridgepak Corporation shall be for a period of five years.

**SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

1 SECTION 9. That, this Resolution shall be in full force and  
2 effect from and after its passage and any and all necessary  
3 approval by the Mayor.

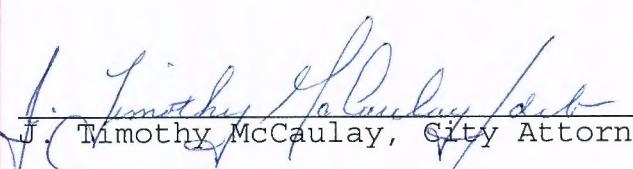
4

5   
6 Member of Council

7

8

9 APPROVED AS TO FORM AND LEGALITY

10   
11 J. Timothy McCaulay, City Attorney

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

Read the first time in full and on motion by Crawford,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne, Indiana, on 19, the 19 day of June, at o'clock  
M., E.S.T.

DATED: 6-25-96

SANDRA E. KENNEDY, CITY CLERK

*Sandra E. Kennedy*

Read the third time in full and on motion by Crawford,  
and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 6-25-96

SANDRA E. KENNEDY, CITY CLERK

*Sandra E. Kennedy*

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-40-96  
on the 25th day of June, 1996

ATTEST:

(SEAL)

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 26th day of June, 1996,  
at the hour of 11:30 o'clock M., E.S.T.

*Sandra E. Kennedy*

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of June,  
1996, at the hour of 5:00 o'clock M., E.S.T.

*Paul Heimke*  
PAUL HEIMKE, MAYOR

RECEIVED MAR 4 1987

NUMBER

## CERTIFICATE OF SURVEY

OFFICE OF HOFER AND DAVIS, INC.

EXHIBIT A

LAND SURVEYORS  
E, INDIANAA. K. HOFER P.E. No. 72  
(1988) L.S. No. 10504CARL A. HOFER P.E. No. 7122  
L.S. No. 10031AVIS L. S. No. S-0083  
L.S. No. 18114 Michigan

This document is the record of a resurvey of land and real estate situated in the City of Fort Wayne, Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of Recorder of said County and State. The land below described exists in full dimension as herein noted in feet; and is free from encroachments by adjoining landowners, and furthermore, contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

## DESCRIPTION OF PROPERTY Lot No.....

Lots Numbered 214 through 220, inclusive, in ELIZA HANNA SR'S ADDITION to the City of Fort Wayne, excepting therefrom the South 12 feet taken for alley purposes appearing in Declaratory Resolution No. 15; together with Lots Numbered 221 through 236 and Lot Number 251, all in ELIZA HANNA SR'S ADDITION to the City of Fort Wayne, together with the vacated alley adjoining said Lots Numbered 221 through 236 inclusive, and Lot Number 251, which said alley was vacated by the Allen Circuit Court Cause No. 25593, together with that part of vacated Chute Street lying between Lots 225 and 226 ELIZA HANNA SR'S ADDITION, which said street was vacated by the Allen Circuit Court Cause No. 25593, according to the plat thereof recorded in Deed Record 60, pages 262-263, in the Office of the Recorder of Allen County, Indiana.

Together with: The East 40 feet of Lot 188 and all of Lots 189, 190, and 191 in ELIZA HANNA SR'S ADDITION to the City of Fort Wayne, according to the plat thereof recorded in Deed Record 60, pages 262-263, in the office of the Recorder of Allen County, Indiana.

## (5) Survey Amended and Revised to include:

(A) The East one-half of Vacated Gay Street, lying Westerly of Lot 236 ELIZA HANNA SRS. ADDITION and the Vacated 12 foot alley lying South thereof, said Gay Street Vacated by General Ordinance G-24-86 City of Fort Wayne.

(B) Lots 185, 186, 187 and The West 10 feet of Lot 188, ELIZA HANNA SRS. ADDITION.

*Carl A. Hofer*  
26 February 1987

Doc No. BH-021462  
Doc No. 103-020129

SURVEY MAP  
1/3" - 36'  
SCALE 1/1000 50FT.

(3-2) MAP AMENDED AND  
MINIMUM STANDARDS CERTIFIED  
ON 15 JANUARY 1985

*Carl A. Hofer*



## EXHIBIT A

100-1051 100

56

44

GAY ST. VACATED BY  
GEN. ORD. 6-24-86 (Assessor rec.)

238  
237  
236  
235  
234  
233  
251  
232  
231  
230  
229  
228  
227  
226  
225  
224  
223

1944

1946 ext

50

P.M.  
Set. 15)

R.L.

R.F.

R.R.

R.S.

R.T.

R.W.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

R.Z.

R.A.

R.B.

R.C.

R.D.

R.E.

R.F.

R.G.

R.H.

R.I.

R.J.

R.K.

R.L.

R.M.

R.N.

R.O.

R.P.

R.Q.

R.R.

R.S.

R.T.

R.U.

R.V.

R.W.

R.X.

R.Y.

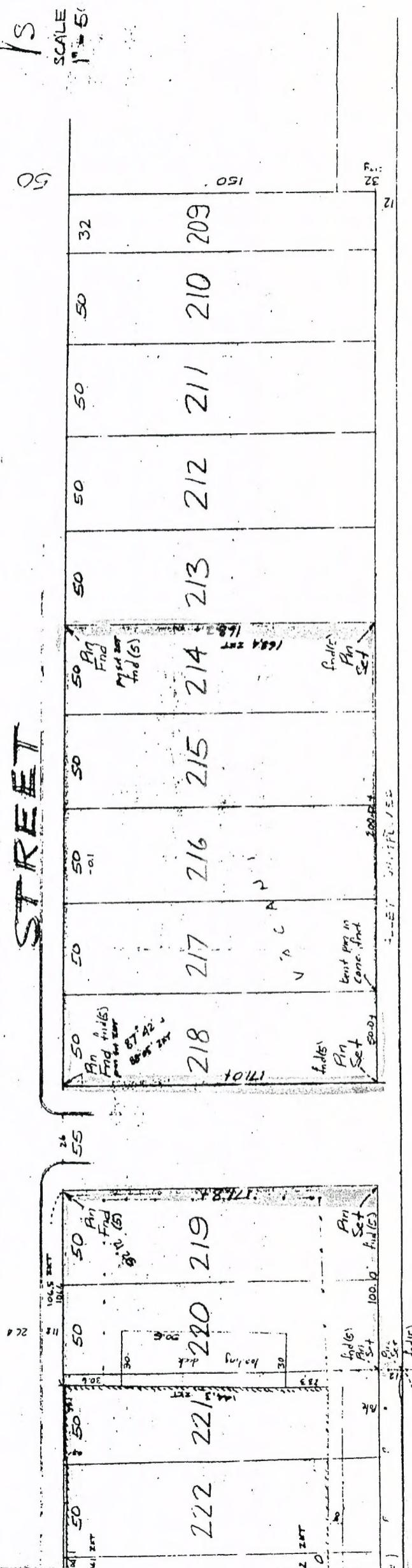
**EXHIBIT A**

CHILO ET

195 | 196 | 197 | 198

CHIO

195 | 196 | 197 | 198



## STREET

05

SCALE  
1:50

42

៤៦០

.075

۲۷

WORFOLK & WESTERN RAIL ROAD

FLOOD PLAN CERTIFICATE

CLOUTSIDE THE FLOOD HAZARD AREA  
PER HUO HAN NO 10 CITY OF  
FOOT WAYNE DID FEB 15 1974

(3-2) 2 1/2 REPORT WITH MINIMUM  
STANDARDS CERTIFICATE ON 15 JAN 85  
*cont*

FIGURE E  
of Point of  
ELIJA HAWKES  
for  
FIGURE COKER  
Nik Jezek





# STATEMENT OF BENEFITS

State Form 27157 (RS / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners. 1989

FORM  
SB - 1

## INSTRUCTIONS:

This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property on which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require approval of the designating body (City Council, Town Board, County Council, etc.) prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.

To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. When received from the township assessor, Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1-12.1-5.6)

## SECTION 1

Name of taxpayer

## TAXPAYER INFORMATION

Ridgepak Corporation (DBA Flashfold Carton)

Address of taxpayer (street and number, city, state and ZIP code)

1140 Hayden Street Fort Wayne, IN 46803

Name of contact person

Robert A. Bellair

Telephone number

(219) 423-9431

## SECTION 2

## LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

FORT WAYNE COMMON COUNCIL

Resolution number

Name of property

1140 Hayden Street Fort Wayne, IN 46803

Taxing district

91 FW-Wayne

Description of real property improvements and / or new manufacturing equipment  
(additional sheets if necessary)

ESTIMATED

9,000 Sq. Ft. manufacturing building and 25,000 Sq. Ft. warehousing and new manufacturing equipment. (some equipment may be leased)

Start Date | Completion Date

Real Estate	6-96	12-2005
New Mfg Equipment	8-96	12-2005

## SECTION 3

## ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Employee number	Salaries	Number retained	Salaries	Number additional	Salaries
158	\$4,333,376	158	\$4,333,376	-0-	-0-

## SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1-12.1-5.1 (d) (2) the value of the property is confidential.

Current values	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Estimated values of proposed project	873,200	291,060	6,971,000	2,323,666
Values of any property being replaced	2,000,000	666,667	7,000,000	2,333,333
Estimated values upon completion of project	-	-	-	-
	2,873,200	957,727	13,971,000	4,656,999

## SECTION 5

## WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) \_\_\_\_\_ Estimated hazardous waste converted (pounds) \_\_\_\_\_

Permits:

## SECTION 6

## TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Name of authorized representative

Robert A. Bellair

Title	Date signed (month, day, year)
Division Controller	5/28/96

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is 12/31/2005.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;  Yes  No
2. Installation of new manufacturing equipment;  Yes  No
3. Residentially distressed areas  Yes  No

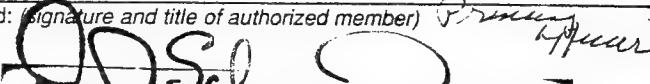
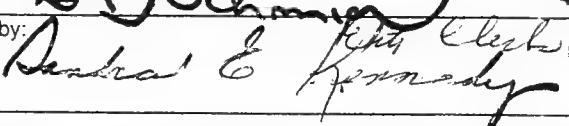
C. The amount of deduction applicable for new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. Other limitations or conditions (specify) \_\_\_\_\_

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:  
 5 years  10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) 	Telephone number (219) 427-1204	Date signed (month, day, year) 6-25-96
Attested by: 	Designated body Common Council	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

**NEW MANUFACTURING EQUIPMENT**

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

**REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT**

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

## CITY OF FT WAYNE

4/96

JUN 04 1996

FOR STAFF USE ONLY:  
 Declaratory Passed \_\_\_\_\_ 19  
 Confirmatory Passed \_\_\_\_\_ 19  
 FT Jobs Currently \_\_\_\_\_  
 PT Jobs Currently \_\_\_\_\_  
 \$ \_\_\_\_\_ Current Average Annual Salary

## DEPT. OF ECON DEV'L

FT Jobs to be Created \_\_\_\_\_  
 PT Jobs to be Created \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all New Jobs  
 FT Jobs to be Retained \_\_\_\_\_  
 PT Jobs to be Retained \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all Retained Jobs

### ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

91-2929-0221

## APPLICATION IS FOR:

(Check appropriate box[es] below)

Real Estate Improvements ..... 91-2929-0189  
 Personal Property (New Manufacturing Equipment) ..... 91-2929-0185  
 Total cost of improvements: 2,000,000  
 Personal Property (New Manufacturing Equipment) ..... 91-2929-0187  
 Total cost of improvements: 7,000,000

TOTAL OF ABOVE IMPROVEMENTS: 9,000,000*RB  
6/4/96*

## GENERAL INFORMATION

Taxpayer's name: Ridgepak Corporation Telephone: (219)423-9431Address listed on tax bill: 1140 Hayden StreetName of applicant's business: DBA Flashfold Carton Inc. / DivisionName of business to be designated, if applicable: Gibralter Packaging Group Inc. / Division of Gibralter PkDBA: Flashfold CartonAddress of property to be designated: 1140 Hayden StreetContact person if other than above: Name: Robert A. Bellair Telephone: 423-9431Address: 1140 Hayden Street Fort Wayne Indiana 46803

Yes  No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

Yes  No Do you plan to request state or local assistance to finance public improvements?

Yes  No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site? Manufacturing of folding cartons - other paper products

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The property at 1140 Hayden Street is in an area of no growth or development and is in the urban enterprise zone.

### **REAL ESTATE ABATEMENT**

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: manufacturing and warehouse facility combined of many additions over the years, original structure erected in 1940.

Plus or minus 122,000 Sq. Ft. or plus or minus 6.43 acres.

Describe the condition of the structure(s) listed above: The facility has an average age of 1959 and is in average condition relative to the age. Walls are combination of brick, concrete block and metal. Original building supported with wood joist frame. (over)

Describe improvements to be made to property to be designated: Increase size, (sq. ft.) of main structure with building addition to accommodate new equipment, new restrooms, and new lunch room. PB 614k

Project will add 9,000 Sq. Ft. <sup>To current 1140-614k</sup> of manufacturing space and 25,000 Sq. Ft. of warehouse space. <sup>ADDITIONAL NEW</sup>

Projected construction start (month/year): June 1996

Projected construction completion (month/year): December 2005

Current land assessment: \$ 43,270 Current improvements assessment: \$ 291,060

Current real estate assessment: \$ 334,330 Current property tax bill on site to be designated: \$ 29,234

What is the anticipated first year tax savings attributable to this designation? \$ 41,525

How will you use these tax savings? To be reinvested in plant, property and equipment and the hiring of additional people if necessary.

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated: \_\_\_\_\_ Reference attachment X.B.  
*PB  
6/4/96*

Yes  No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: August 1996–November 2005 Equipment installation date: September 1996–December 2005

Current personal property tax assessment: \$ 1,529,653 Annual personal property tax bill: \$ 63,000

What is the anticipated first year tax savings attributable to this designation? \$ 83,050

How will you use these tax savings? Reinvest in additional new equipment and new technology.

## PUBLIC BENEFIT INFORMATION

### EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

*ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED  
FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION*

	NO. OF EMPLOYEES <sup>1</sup>	TOTAL ANNUAL PAYROLL <sup>2</sup>	AVERAGE ANNUAL SALARY <sup>3</sup>
CURRENT NUMBER FULL-TIME	146	\$4,333,376	\$27,426
CURRENT NUMBER PART-TIME	12		
NUMBER RETAINED FULL-TIME	146		
NUMBER RETAINED PART-TIME	12	\$4,333,376	\$27,426
NUMBER ADDITIONAL FULL-TIME	-0-		
NUMBER ADDITIONAL PART-TIME	-0-	-0-	-0-

Check the boxes below if the jobs to be created will provide the listed benefits:

<input checked="" type="checkbox"/> Pension Plan	<input checked="" type="checkbox"/> Major Medical Plan	<input checked="" type="checkbox"/> Disability Insurance
<input checked="" type="checkbox"/> Tuition Reimbursement	<input checked="" type="checkbox"/> Life Insurance	<input checked="" type="checkbox"/> Dental Insurance

List any benefits not mentioned above: 401 K Salary

When will you reach the levels of employment shown above? (Year and month) 5/31/97

Types of jobs to be created as a result of this project? Retaining; Die Cutters, Pressmen, Finisher, Genral Labor, Administrative, and Sales.

<sup>1</sup>Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

<sup>2</sup>It is to include your total annual payroll.

<sup>3</sup>Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

## REQUIRED ATTACHMENTS

The following must be attached to the application.

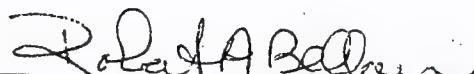
1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)  
Should be marked as Exhibit A.

2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).  
Should be marked as Exhibit B if applicable.

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a revision of any tax abatement occurring as a result of this application.



Signature of Applicant

5/28/96

Date

Robert A. Bellair - Division Controller

Typed Name and Title of Applicant

PB 6/1/96

**ATTACHMENT A B.**

**NEW MANUFACTURING EQUIPMENT TO BE ACQUIRED**

<b>BOBST DIECUTTER / BLANKER</b>	\$1,650,000
<b>FOLDER / GLUER</b>	\$1,200,000
<b>BALER / SHREDDER</b>	\$375,000
<b>SHEETER</b>	\$1,200,000
<b>SIX COLOR PRINTING PRESS</b>	\$2,225,000
<b>GUILLITINE CUTTER</b>	\$100,000
<b>COMPUTER SYSTEM</b>	\$250,000
<b>TOTAL</b>	<hr/> \$7,000,000



# MEMORANDUM

TO: Common Council Members

FROM: Staci Walter  
Economic Development Specialist, Department of Economic Development

DATE: June 14, 1996

SUBJECT: Real and Personal Property Tax Abatement Application dated June 4, 1996 for Ridgepak Corporation d/b/a Flashfold Carton, Inc.  
Address: 1140 Hayden Street

## Background

**Description of Product or Service Provided by Company:** Flashfold Carton, Inc. manufactures folding cartons and other paper products.

**Description of Project:** Flashfold Carton will add an additional 9,000 square feet to their current manufacturing facility and will build a new warehouse with approximately 25,000 square feet of additional space. New manufacturing equipment will be acquired and some equipment may be leased.

Total Project Cost:	\$9,000,000	Number of Full Time Jobs Created:	0
Councilmanic District:	1	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M-1	Average Annual Wage of Jobs Created:	\$0
		Number of Full Time Jobs Retained:	146
		Number of Part Time Jobs Retained:	12
		Average Annual Wage of Jobs Retained:	\$27,426

## **Project is Located Within a:**

Designated Downtown Area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Redevelopment Area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Urban Enterprise Area:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Platted Industrial Park:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

## Effect of Passage of Tax Abatement

Increase investment in the Urban Enterprise Zone and the retention of 146 full-time and 12 part-time jobs

## Effect of Non-Passage of Tax Abatement

Loss of investment in the Urban Enterprise Zone and potential reduction in existing jobs.

## **Staff Recommendation**

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation period should expire on December 31, 2005.
3. The period of deduction for personal property should be limited to 5 years.
4. The period of deduction for real property should be limited to 10 years.

Signed: Staci Walter  
Economic Development Specialist

## **Comments**

Signed: Elizabeth A. New  
Director

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Ridgepak Corporation d/b/a Flashfold Carton, Inc.  
is requesting the approval of an Economic Revitalization Area for both  
real and personal property improvements in the amount of \$9,000,000.  
Flashfold Carton, Inc. will add an additional 9,000 square feet to  
their existing manufacturing facility and will build a new warehouse  
with approximately 25,000 square feet of space. New manufacturing  
equipment will be acquired and some equipment may be leased.

---

EFFECT OF PASSAGE Increase investment in the Urban Enterprise Zone and  
the retention of 146 full-time and 12 part-time jobs. Tax savings will  
be used to reinvest in the facility and hire new employees if  
necessary.

EFFECT OF NON-PASSAGE Loss of investment in the Urban Enterprise Zone  
and potential reduction in existing jobs.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first  
year tax savings for Flashfold Carton, Inc.: \$124,575. Projected  
additional tax revenues during a ten year period: \$443,071.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-06-21

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~ORDINANCE~~ (RESOLUTION) designating an "Economic Revitalization ARea" under I.C. 6-1.1-12.1 for property commonly known as 1140 Hayden Street, Fort Wayne, IN 46803 (Ridgepak Corporation d/b/a Flashfold Carton, Inc.)

HAVE HAD SAID (XXXXXX) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(XXXXXX) (RESOLUTION)

DO PASS                  DO NOT PASS                  ABSTAIN                  NO REC

DATED: 6-25-96

Sandra E. Kennedy  
City Clerk